089.0	0001	0027.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,007,400 /	1,007,400
USE VALUE:	1,007,400 /	1,007,400
ASSESSED:	1,007,400 /	1,007,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-49	PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOORE LINDA S
Owner 2:	
Owner 3:	
Street 1:	49 PINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2644 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5977.000	587,900		419,500	1,007,400
Total Card	0.137	587,900		419,500	1,007,400
Total Parcel	0.137	587,900		419,500	1,007,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.01 | /Parcel: 381.01

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	56218
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!7199!

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0001-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	587,900	0	5,977.	419,500	1,007,400		Year end	12/23/2021
2021	104	FV	562,000	0	5,977.	419,500	981,500		Year End Roll	12/10/2020
2020	104	FV	562,200	0	5,977.	419,500	981,700	981,700	Year End Roll	12/18/2019
2019	104	FV	415,100	0	5,977.	425,500	840,600	840,600	Year End Roll	1/3/2019
2018	104	FV	415,100	0	5,977.	317,600	732,700	732,700	Year End Roll	12/20/2017
2017	104	FV	390,000	0	5,977.	287,700	677,700	677,700	Year End Roll	1/3/2017
2016	104	FV	390,000	0	5,977.	275,700	665,700	665,700	Year End	1/4/2016
2015	104	FV	348,800	0	5,977.	233,700	582,500	582,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:11:08

LAST REV

Date	Time
04/30/19	15:48:36
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7199

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12475-260		7/11/1973		46,000	No	No		N

USER DEFINED

Prior Id # 1:	56218
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	Info Office	DGM	D Mann
11/9/2018	MEAS&NOTICE	CC	Chris C
4/1/2009	Measured	197	PATRIOT
1/20/2000	Measured	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5977		Sq. Ft.	Site		0	70.	1.00	5									419,515						419,500	

Total AC/HA:	0.13721	Total SF/SM:	5977	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	419,515	Spl Credit		Total:	419,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04712558
Const Adj.:	0.98000199
Adj $ / SQ:	184.713
Other Features:	132500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	722177
Depreciation:	134325
Depreciated Total:	587852

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

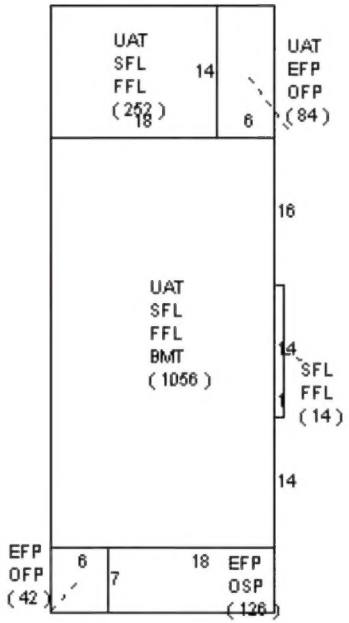
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.71
Special Features:	0	Val/Su Net:	129.15
Final Total:	587900	Val/Su SzAd	222.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,322	184.710	244,191
SFL	Second Floor	1,322	184.710	244,191
BMT	Basement	1,056	55.410	58,517
UAT	Upper Attic	348	73.890	25,712
EFP	Enclos Porch	252	37.270	9,392
OFP	Open Porch	126	29.000	3,654
OSP	Screen Porch	126	31.900	4,020
	Net Sketched Area:	4,552	Total:	589,677
Size Ad	2644	Gross Area	5596	FinArea 2644

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

089.0-0001-0027.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	